

CITY'S GROWTH TOLD IN NEW FIRE LINES

Operations of Builders and Developers Make It Necessary to Extend Limits Over Large Areas

chairman of the sub-committee of railroad counsel. Prof. E. K. A. Seligman of Columbia University, the leading authority on the subject; R. K. Kennan of Milwaukee and Ralph Norton of New York city, as well as many other students and professional men especially interested, will be present and participate in the discussion.

Another important session will be devoted to efficiency and economy in governmental affairs, participated in by such well known authorities as Dr. C. William H. Aldrich, Mayor of Minneapolis, Research, John L. Coulter of the Federal Census Bureau and E. Dana Durand, former Director of the Census. The practical questions will centre about the facts of the enormous expenditure of public property, of checking them and the means and methods of doing this.

A third session of interest will be devoted to the recent movements toward increase in land taxation, involving a critical review of experiments along this line both in Canada and in the United States. Prof. Clark of the University of Manitoba, E. J. Dixon of Winnipeg, C. Wade, K. C. Colorado Springs and G. M. K. of Colorado Springs will participate among others in this discussion.

Delegates have been appointed by practically all the States and by Canadian provinces. Gov. Glynn of Oregon has an especial interest in this conference having appointed a large number of prominent persons throughout the State to attend as official delegates.

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**Two Years Interest on 7th Avenue
Award Need Not Be Paid.**

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Saving of two years of time means saving of two years interest, which is estimated at the rate of \$700,000 a year. The city would be helped to the extent of \$1,400,000, since the property has been claimed and the city at large, as it would put into the hands of investors and others at least \$1,400,000.

The appointment of ten commissions of three members each would speed the work. As there are 252 parcels to be condemned each commission would have a section of twenty-four parcels.

Testimony: A commission holds two hearings of one hour each a week. For each hearing \$10 is paid to each commissioner. Twenty commissions would save \$200,000 testimony on the value of one parcel. Accepting this to be the case with every property, Mr. Flaherty says it would do

It will take at least three years for the three men now condemning the property to finish the work. Crowding this work into one year would mean that the city's interest at least, which Mr. Elahert figures will be \$700,000 a year, at the value of the 253 properties is estimated at \$12,000,000. The saving each year of \$700,000 would defray the cost of operating the Corporation Counsel's office, or of the big departments of the city government. The city may also be permitted additional commissions is permitted by the law.

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NEW QUEENS R. R. EXTENSION

Public Service Board to Consider the Line Again.

Extension of the tracks of the New York and Queens County Railway Company over the Flushing and Astoria roads from Ehret to Jackson avenue will be considered by the Public Service Commission on September 11. This will be the second hearing the commission has given the extension which Queens re-

The rehearing is the result of a petition filed by the Flushing Association, a group of business and professional men, organized by Robert W. Higbie, president of the Chamber of Commerce of the Borough of Queens; M. A. Maher, president of the Flushing Civic Association; H. Backe, president Elmhurst Athletic Association; Charles H. Buchanan, president North Shore Civic Association; Wurtmann, chairman of the Flushing-Astoria Transit Committee, and by Gilbert Wurtmann, president of the Flushing Association.

The real business reason for the vote of because it will open large areas in the first and second wards and give a direct route between Astoria, Flushing and other sections on the north shore. At the first meeting last April the commission decided against the construction of this line by a vote of three to two.

The rehearing is the result of a petition prepared by Gilbert W. Roberts, president of the Flushing Association, and signed by Robert W. Higbie, president of the Chamber of Commerce of the Borough of Queens; M. A. Maher, president of the City Association of Corona; H. Hacke, president East Elmhurst Association; Charles H. Buchanan, president North Shore Civic Association; Wurtman, chairman of the Flushing Astoria Transit Association; and Gilbert Roberts, president of the Flushing Association.

1914 A QUALITY YEAR.

Investment and Character of Land Buyers Have Increased.

While the number of buyers of suburban plots and houses has not been great this year as last in Brentwood at Bay Shore, the character of the buyers and the quality of the purchase have improved, so that the aggregate has almost equalled the previous year's record.

This summer has been remarkably clear and bright, and the weather has been just what it has been tolerable in the city.

the people who can afford it seek change and find the country an agreeable respite from the glare of the same place. The people who cannot afford it are persons are attracted to a place by the summer diversions and afterward become attached that they decide to make their all year home.

There is a smaller difference in the summer and winter population, both Brentwood and Brightwaters. The comparatively new residential communities have had the advantage of intensifying their building program to such an extent that a picture a few years ago would have shown nothing but a wilderness where to-day a thriving community exists.

On the motor parkway, the most famous automobile speedway in the East, has tourists to view the section, with the result that many have located there.

TAX BILLS SHOULD BE SENT.

TO THE REAL ESTATE EDITOR OF THE SUN: You print this day that Comptroller Prendergast and Secretary Morgan have decided to "institute the system of sending assessment bills to those property owners against whose holdings a lien has been filed. Why not extend the good work and service through sending out bills to those upon whom the lien has been placed? The system would have the necessity of making requisition and facilitate the receipt of what is known in smaller communities as the "tax return." A TAXPAYER

August 23, 1914.